

**AGENDA
FLATHEAD COUNTY PLANNING BOARD**

The Flathead County Planning Board will meet on
Wednesday, October 12, 2022 beginning at **6:00 P.M.**
in the 2nd floor conference of the South Campus Building, 40 11th Street West, Suite 200, Kalispell, Montana.

Please note agenda items are subject to change without notice.

Individuals that would like to participate via Zoom meeting may do so by following the instructions below.

Join Zoom Meeting

<https://us06web.zoom.us/j/83614209277>

Meeting ID: 836 1420 9277

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You will be instructed during the meeting when the public comment period is open for this agenda item.

THE AGENDA FOR THE MEETING WILL BE:

A. Call to order and roll call

B. Pledge of Allegiance

C. Approval of the September 7, 2022, and September 14, 2022 meeting minutes

D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)

E. Board members disclose any conflict of interests

F. Public Hearings: The Flathead County Planning Board will hold a public hearing on the following agenda item. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:

1. **FZC-22-05** A zone change request from APEC Engineering, on behalf of Montarise Developments, LLC for property within the Prairie View Zoning District. The proposal would change the zoning on three parcels of land located north of KM Ranch Road near Whitefish, MT from *SAG-5 (Suburban Agricultural)* to *R-1 (Suburban Residential)*. The total acreage involved is approximately 155.9 acres. **The public hearing has been closed for this agenda item.**
2. **FZC-22-17** A zone change request from IMEG Corp., on behalf of Seven Ventures LLC, for property within the Lower Side Zoning District. The proposal would change the zoning on a parcel of land located at 94 Lower Valley Road, Kalispell, MT from *SAG-5 (Suburban Agricultural)* to *I-1 (Light Industrial)*. The total acreage involved is approximately 5.02 acres.

3. **FZC-22-18** A zone change request from Richard G. & Merry Jo Smith, with technical assistance from Sands Surveying, Inc., for property within the Highway 93 North Zoning District. The proposal would change the zoning on a parcel of land located at 1925 Pine Grove Lane, Kalispell, MT from SAG-10 (*Suburban Agricultural*) to SAG-5 (*Suburban Agricultural*). The total acreage involved is approximately 10.089 acres.
4. **FPP-22-22** A request from Sands Surveying, Inc., Carver Engineering, and Core Water Consulting, on behalf of Double L Development, LLC, for preliminary plat approval of Songbird Estates, a proposal to create eight (8) residential lots on 40.02 acres. The proposed lots would be served by individual wells and septic systems. The property is located at 2505 Columbia Falls Stage Road, Kalispell, MT and is unzoned.
5. **FPP-22-12** A request from SJW Land Surveying, on behalf of Jerry & Darcy Johnson, for preliminary plat approval of the Amended Plat of Lot 4, Chester Estates, a proposal to create two (2) residential lots on 2.09 acres. The proposal would be served by individual septic systems and a shared well. The property is located at 2483 Holt Stage, near Kalispell, MT.
6. **FCMU-22-01** A request from Roxy Zomer with technical assistance from Water & Environmental Technologies, for a Major Land Use Review to allow for the expansion of an existing RV park on property located at 15735 Highway 2 East, Essex, MT. The property contains approximately 55 acres and is located within the Upper Canyon area of the C.A.L.U.R.S (Canyon Area) Zoning District. Access to each individual RV space and facilities would be provided via internal looped roads.
7. **FPP-22-18** A request from Suny Cheff, on behalf of Lower Valley, LLC, with technical assistance from Sands Surveying, Inc., and Core Water Consulting, for preliminary plat approval of Majestic Meadow Subdivision, a proposal to create eight (8) residential lots on 20.299 acres. The proposed lots would be served by a multi-use water system and individual septic systems. The property is located along Majestic View Lane, near Kalispell, MT.

G. Old Business

H. New Business

I. Adjournment

***Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair.*

*Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting**
All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/or contact the Commissioners' office at 758-5503, for the scheduled date and time of a particular item.*

Persons with a disability may request a reasonable accommodation by contacting the Flathead County Planning & Zoning Office at 406-751-8200 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.